

ORDINANCE NO 2245

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an B-1 Business District to a Planned Unit Development (PUD); for the property designated as Cloud Peak Ranch 15th Filing, Lot 03 to the City of Sheridan, Wyoming containing +/-4.53 acres

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an B-1 Business District to PUD, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1.

The following described land is hereby rezoned from a B-1 Business District to a PUD, to wit:

Cloud Peak Ranch 15th Filing, Lot 03 to the City of Sheridan, Wyoming containing +/-4.53 acres

Section 2.

That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3.

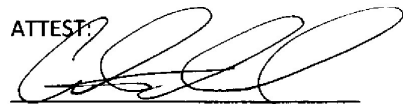
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.

That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 21st day of March, 2022

ATTEST:

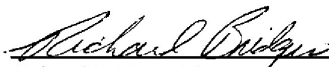


Cecilia Good, City Clerk

State of Wyoming)

)SS

County of Sheridan)


Richard Bridger, Mayor

Subscribed and sworn to (or affirmed) before me this 22nd day of

March, 2022 by Cecilia Good



Notary Public

My commission expires 4/11/24





PUD Design Report
for
Cloud Peak Storage PUD



PUD DESIGN REPORT
FOR
CLOUD PEAK STORAGE PUD

PREPARED FOR:

System Land, LLC
Sheridan, Wyoming

Morrison-Maierle, Inc.
Project No. 6019.001.08

CERTIFICATE OF ENGINEER

State of Wyoming)
) ss
County of Sheridan)

I, Jeff Feck, do hereby certify that
this Report was prepared by me,
or under my direct supervision.



Prepared by:

Morrison-Maierle, Inc.
1470 Sugarland Drive, Suite #1
Sheridan, Wyoming 82801

December 2, 2021


| |
|---|
|  Morrison Maierle <small>engineers • surveyors • planners • scientists</small> |
| QUALITY ASSURANCE |
| Jeff Feck, PE PROJECT MANAGER |
| Sandy Luthy OFFICE QA COORDINATOR |
| Tyson Markham, PE PEER REVIEWER |
| 9/1/21 QA APPROVAL DATE |
| 21-15 QA PROJECT NUMBER |



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Appendix A: Preliminary Landscape Plan

Appendix B: PUD Layout Plan



1.0 Project Location and Description

This PUD Design Report accompanies the PUD Application for “Cloud Peak Storage PUD”, a proposed 271-unit storage facility planned unit development in Sheridan, Wyoming. The applicant for this PUD is System Land, LLC. The 4.53-acre development is located on Lot 3 of Cloud Peak Ranch – 15th Filing in the Cloud Peak Ranch area, north of W 5th Street and west of Covey Run Road. The property is currently zoned B-1 and is located in the SW1/4SW1/4 of Section 21 of Township 56 North, Range 84 West.

Through coordination with City Planning and Engineering staff, it was discussed that a PUD is necessary for this project to accomplish multiple land uses for the storage buildings along with living quarters (an apartment) for a manager of the facility.

The development of the property itself does not constitute a subdivision, thus there will not be a Final Plat submittal following the PUD approval by City Council. Review and approval of the site engineering, utility design and permitting, and permitting for the various building designs will all be accomplished through the City’s building permit process.

Existing Site – Facing North



As indicated on the PUD Layout Plan, the facility will include various types of storage. These include:

- ~60 climate-controlled storage units of various sizes
- ~155 cold storage units of various sizes
- ~44 covered RV storage spaces
- 12 condo garages (condominium concept)
- ~1,800 sf golf course storage
- * Note: Unit counts may vary based on development or construction constraints.



As is the standard process in both the City and Sheridan County, the condominium storage units will be legally defined and recorded during or immediately following building construction. This is done with the preparation of a Condominium Map or Plat that accurately describes the space owned by a condominium unit owner. Such a map or plat is not considered a subdivision of the land.

2.0 Allowed Uses and Goals of the PUD

As discussed above, the PUD is proposed to allow a self-storage facility with a manager's living quarters on property that is currently zoned B-1.



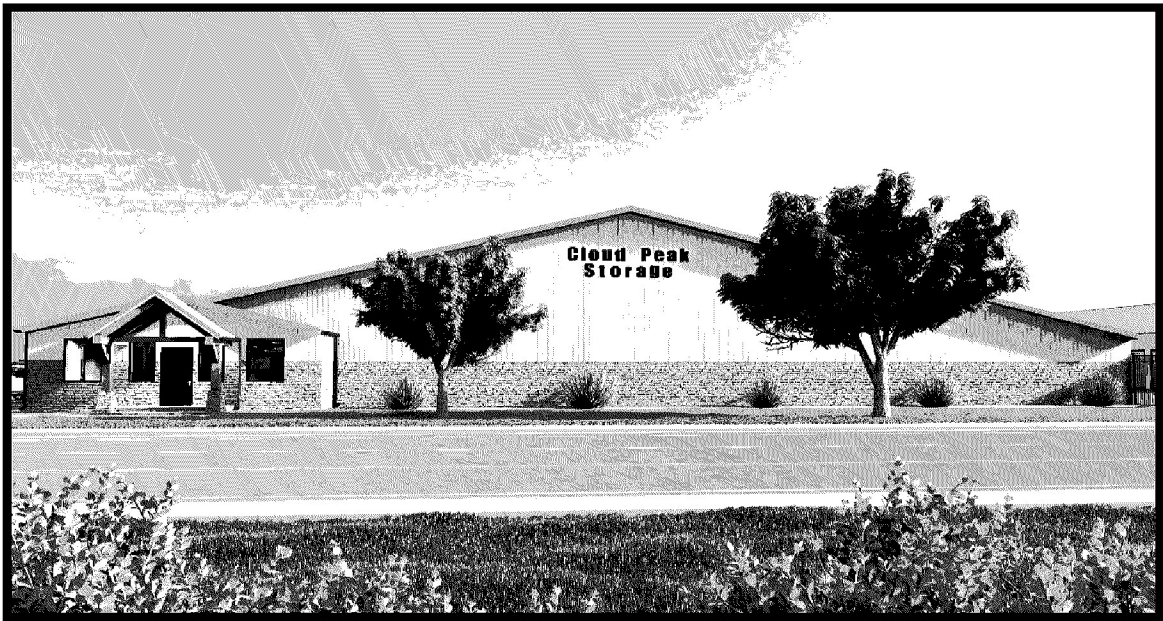
The goal of the PUD is to meet a significant need of self-storage units and RV storage on the west side of Sheridan. There are approximately 340 single-family home lots (some of which are currently in the platting process) in the Cloud Peak Ranch area north and south of West Fifth Street, as well as a considerable number of multi-family housing units within the Stadium Place, Covey Run Senior Apartments, and Peak Apartments located nearby. Self-storage units are desired and necessary for this population. Interest in the proposed project has been considerable from Cloud Peak Ranch area residents.

All areas within the storage complex will be fenced for security and only utilized by the tenants and condo garage owners. Fencing will be tall enough to limit access but have a decorative look to coincide with the quality of the Cloud Peak Ranch Development.

Open space in its typical definition will be minimal for this PUD considering the layout of a storage facility requires a significant amount of access drives around the multiple buildings, leaving less opportunity for landscaped areas. Landscaped areas for the complex will be concentrated along West Fifth Street, near the office parking area, and within the storm water detention area. Landscaping of the adjacent West Fifth Street right-of-way is anticipated to help beautify the area. The typical PUD open space requirements do not apply for this PUD per paragraph 4.2.3 of Article IV – Open Space, of the Universal Annexation Agreement executed between System Land LLC and the City in January 2021. However, approximately 4.1% of the property (8,100 sf of the 4.53-acre property) will be



landscaped, meeting the requirement that a minimum 4% of commercial sites be landscaped. In addition, the area in front of the building, including the adjacent West 5th Street right-of-way, adds an additional 2,600 sf of landscaped area, totaling approximately 5.4% of the 4.53-acre property.



Pedestrian areas and pathways will also be minimal for the PUD considering the necessity of maintaining a secure facility. Access into the storage buildings will include a code enabled automated gate system, thus allowing only unit owners or other authorized persons into the facility. Pedestrian connectivity will be provided along West Fifth Street with the existing sidewalk along the street and handicap accessibility across the driveway. The aesthetics along the sidewalk will greatly improve through landscaping of the 5th Street right-of-way in front of the facility.

3.0 Responsibility for Construction and Maintenance

Construction of the facility infrastructure and on-going maintenance will be the responsibility of the developer. Local contractors will be involved for the building construction and installation of site paving.

Maintenance of all site amenities and storm drainage infrastructure will also be the responsibility of the developer. This will include all pavement and sidewalks throughout the complex and adjacent to West 5th Street. Landscaping will be minimal within the site but will likely utilize trees/shrubs and grass on the 5th Street side of the property, as well as maintained grass within the West 5th Street right of way to enhance the curb appeal of the facility. A preliminary landscaping plan is provided per the PUD requirements and is found in Appendix A.

All water and sanitary sewer services will be owned and maintained by the developer. The major water infrastructure (main and hydrants) will be owned and maintained by the City, with associated easements and accessibility provided. No sanitary sewer main infrastructure is anticipated within the site, and dry utilities will be owned by each associated utility provider up to the building meter.



4.0 Schedule

The schedule for the development is to begin design of the facility immediately upon PUD approval. The developer plans to commence construction in 2022.

5.0 Project Objectives

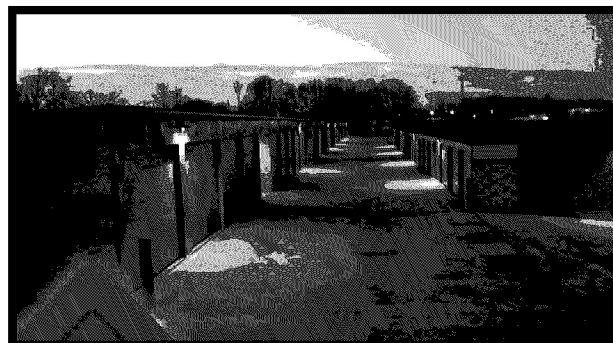
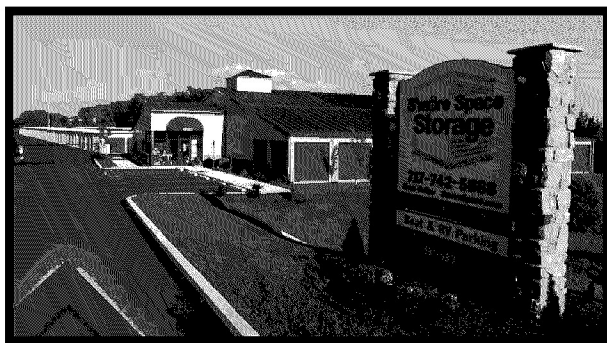
The proposed PUD provides a variety of storage options for the northwest area of Sheridan, particularly with the number of apartments and single-family residences in the area. The Cloud Peak Ranch and other area HOA's limit or prohibit the parking of RV's and trailers along subdivision streets and on private lots. Providing storage for these items as well as general storage for residents is essential and ultimately results in un-cluttered neighborhoods and hopefully more residence's garages available for their intended use, resulting in fewer cars parked in driveways or on streets.

6.0 Statement of Architectural Theme

The architectural theme of the storage units will be planned and coordinated to provide an aesthetic appeal that coincides with much of the newer surrounding development. Architectural renderings are shown for reference in Section 2.0 and 7.0 of this report. Extra effort is being made to provide an aesthetically pleasing view of the facility from West 5th Street by breaking up the lines of the main building that contains the office and manager's quarters. This will include use of a variety of building materials such as masonry accents, pronounced window and door trim, variable roof lines, contrasting and complimentary colors, and varied roofing materials.

Cold-storage units built within Cloud Peak Storage PUD will range in size between 100 square feet and 300 square feet. The condo garage lots are expected to be 24'x50' (1,200 sq. ft). The covered RV parking will provide a mixture of 14.5'x40' and 14.5'x50' spaces. Visitor parking will be provided west of the main building/office.

Architectural Theme Examples



In addition, landscaping in the vicinity of the office/apartment will be in excess of minimum requirements. Landscaping will consist of a combination of lawn and wood or rock mulch landscaped beds along the West 5th Street frontage of the property with a tree, shrub, and ornamental grass profile. Surrounding the property, a solid metal panel fence is proposed, with an automatic security gate at the entry. Details for the proposed landscaping elements are provided on the Preliminary Landscape Plan (Appendix A).



7.0 Development Programming

A. Type and Size of Storage Units

The buildings will be pre-engineered steel with individual storage units ranging between 100 and 300 sq. ft. The total building area will be 88,280 sq. ft.

B. Land Use Area Calculations

| | Area (acres) | Percent of Total |
|--|--------------|------------------|
| Units/Building Envelope | 2.03 ac | 44.8% |
| Access drives / Parking | 2.31 ac | 51.0% |
| Landscaped area (incl. stormwater detention area) | 0.19 ac | 4.2% |
| Landscaped area (incl. stormwater detention area and landscaped area within W. 5 th Street ROW) | 0.25 ac | 5.5% |

C. Parking

Parking will be allowed only within the designated parking area near the main office building. Temporary (hourly) parking will be allowed throughout the site for use of the facility while tenants access their storage units or condo garages.



D. Other Restrictions

i. Building setbacks

Building setbacks for the property and are shown on the PUD Layout Plan found in Appendix B. In general, the following setbacks are established:

- Front property: 10' min
- Rear property: 10'

- Side property: 40' west, 10' east ;(west setback includes existing utility easements)
- ii. Structure heights
Structure heights will be one-story, and less than 30' height.
- iii. Access and grades
The grades on the site access, parking, and building corridors do not exceed 4%. Outside the building/parking area there are grade connections to existing ground of 4H:1V or shallower. Thus, no steep grades are anticipated on site.

The proposed access matches an existing access drive on West 5th Street.

The PUD Layout Plan provided in Appendix B provides the layout and development programming data in detail.

8.0 Overall Density Calculations

Overall density calculations for the development are shown in Table 1 below:

| Table 1 | | | |
|-------------------------|------------|---------|-------|
| Units/Building Envelope | 88,280 sf | 2.03 ac | 44.8% |
| Common Area / Parking | 101,930 sf | 2.34 ac | 53.7% |
| Stormwater Detention | 7,100 sf | 0.16 ac | 3.5% |
| Total property | 197,310 sf | 4.53 ac | 100% |

9.0 Water System Improvements

Water system improvements for the complex will include connecting to an 8-inch PVC water main in the West 5th Street right-of-way. The main runs on the north side of the street and is part of the 4160-pressure zone. More detailed discussion about the water system infrastructure to serve the facility is included in the separate Engineering Design Report included in the PUD submittal documents.

Water system needs for the storage complex will include domestic service to the office/manager's quarters as well as fire hydrant coverage for the various storage buildings. This system will be designed, permitted, and reviewed by the City as a part of the site development/building permit process. Any public water mains and fire hydrants will be dedicated to the City of Sheridan, with easements established for City access and maintenance.

There will be no provision for water services in any of the storage units or condo garages, and washing of vehicles or equipment on the site will be strictly prohibited.

10.0 Sanitary Sewer System Improvements

The existing sanitary sewer network serving the property extends from Covey Run Road along a 40-foot utility easement to the northeast property corner. The ending manhole includes a stub into the site for future connection. More detailed discussion about the sewer system infrastructure to serve the facility is included in the separate Engineering Design Report included in the PUD submittal documents.

Facilities requiring sanitary sewer service for the storage complex are expected to be located

in the building adjacent to West 5th Street that will include the office and manager's apartment. Sewer may utilize a small private force main system to the connection point in the northeast corner of the property. This system will be designed and reviewed by the City as a part of the site development/building permit process.

There will be no provision for sewer services in any of the storage units or condo garages.

11.0 Geotechnical Report

A preliminary geotechnical recommendation for the construction of storage units is provided in the accompanying Engineering Design Report for the project. No adverse conditions have been identified. As part of the preliminary report, structural recommendations were provided for the construction of site buildings. Further investigation and reporting will be performed prior to final design to offer additional site recommendations (pavement section design, etc.).

12.0 Storm Drainage

Storm drainage for the development will be controlled primarily by on-site stormwater detention, fed by surface flow and pipe/inlets along the eastern edge. A small quantity of stormwater will be directed westward to an existing 24" stormwater line located along the western edge of the property. The stormwater routing and detention pond is capable of control storm runoff to historic values to below runoff from the development area under its previous vacant land condition.

For more storm drainage information, refer to the Engineering Design Report for Cloud Peak Storage PUD provided under separate cover.

13.0 Traffic Trip Generation Data

Several traffic impact studies have been completed for the Cloud Peak Ranch developments, with the most recent completed in 2012 by Delich Associates of Sheridan, Colorado. That study encompassed all three annexations of Cloud Peak Ranch (~813 acres total) and projected traffic demands and impacts for various development assumptions, with the primary goal of determining street network improvements that might be necessary as traffic increases.

In the Universal Annexation Agreement executed between the City and System Land LLC (Dec. 2020), it was agreed that updated or additional traffic studies would only be required when the proposed traffic impact from a new development may be greater than was projected in the 2012 study.

The 4.53-acre Lot 3 of Cloud Peak Ranch 15th Filing was projected in the 2012 Delich study as Parcel D to develop with 54,000 square feet of Shopping Center (ITE Land Use #820). That land use results in projected traffic that is significantly greater than the traffic generated by the proposed storage unit facility.

Projected traffic trip generation data for the proposed Cloud Peak Storage was developed using the *Institute of Transportation Engineers (ITE) Recommended Practice for Trip Generation Handbook* using Land Use #151, mini-warehouses. Trip generation volumes are shown in Table 1 below, including the trip generation volumes for the same parcel in the 2012 Delich Study.

Table 1. Proposed Trip Generation Volumes

| Traffic Trip Generation Volumes for Cloud Peak Storage (271 storage units ⁽¹⁾) | | | 2012 Delich Study Trip Generation for Comparison for same land parcel (pro-rated to actual parcel acreage since Lot 1A of CPR 15 th Filing is not included) |
|--|----|---------------------------------|--|
| Average Daily Traffic (ADT) | 68 | 50% entering/ 50% exiting | 1,275 |
| AM Peak Hour | 9 | 60% entering/ 40% exiting | 31 |
| PM Peak Hour | 9 | 47% entering/ 53% exiting | 112 |
| Saturday | 60 | 50% entering/ 50% exiting | n/a |
| Saturday Peak Hour | 11 | 55% entering/ 45% exiting | n/a |
| Sunday | 41 | 50% entering/ 50% exiting | n/a |
| Sunday Peak Hour | 9 | Data not available | n/a |
| (1) ITE Trip Generation Land Use #151 (Mini-Warehouse); 9 th Edition, Vol. 2 of 3 | | | |

As indicated in the table above, the trip generation data included in the 2012 Delich study is significantly greater than the traffic that will be generated by a 271-unit self-storage facility. No recognizable impacts to area roadways are expected, nor additional controls at existing intersections determined to be necessary.

APPENDIX A

PRELIMINARY LANDSCAPE PLAN



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FEES: \$57.00 PK ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

APPENDIX B
PUD LAYOUT PLAN

